

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTAROAD, MANGALURU
575001

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the physical possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **16.03.2026**, for recovery of Rs. 2,33,30,386.13 (Rupees Two Crore Thirty Three Lakh Thirty Thousand Three Hundred Eighty Six and paise Thirteen Only), as on 31.12.2025 plus further interest and charges from 01.01.2026 due to the Secured Creditor from Borrower

- 1) M/s Hardware Centre, Vijaya Nagar Main Road, Moodbidri, Mangalore ,Karnataka-574227,**
- 2) Mr.Anil Cyprian Lobo (Partner of M/s Hardware Centre), S/o Alex Lobo, Lobo Compound Near Paper Mill, Kodangalu Post,Moodbidri, Mangalore ,Karnataka-574227,**
- 3) Mrs. Christine Lobo (Partner of M/s Hardware Centre) ,W/o Alex Lobo, Lobo Compound Near Paper Mill, Kodangalu Post, Moodbidri, Mangalore, Karnataka-574227.**

The Reserve price of Property Number 1, is **Rs 19,00,000/- (Rupees Nineteen Lakh Only)** and EMD is **Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only)**

The Reserve price of Property Number 2, is , **Rs 19,00,000/- (Rupees Nineteen Lakh Only)** and EMD is **Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only)**

The Reserve price of Property Number 3 is, **Rs 19,00,000/- (Rupees Nineteen Lakh Only)** and EMD is **Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only).**



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The Reserve price of Property Number 4 is, **Rs 16,00,000/- (Rupees Sixteen Lakh Only)** and EMD is **Rs 1,60,000/- (Rupees One Lakh Sixty Thousand Only)**

The Reserve price of Property Number 5 is, **Rs 19,00,000/- (Rupees Nineteen Lakh Only)** and EMD is **Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only)**

The Reserve price of Property Number 6 is, **Rs 19,00,000/- (Rupees Nineteen Lakh Only)** and EMD is **Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only)**

The Reserve price of Property Number 7 is, **Rs 16,00,000/- (Rupees Sixteen Lakh Only)** and EMD is **Rs 1,60,000/- (Rupees One Lakh Sixty Thousand Only)**

The Reserve price of Property Number 8 is, **Rs 19,00,000/- (Rupees Nineteen Lakh Only)** and EMD is **Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only)**

The Reserve price of Property Number 9 is, **Rs 5,00,000/- (Rupees Five Lakh Only)** and EMD is **Rs 50,000/- (Rupees Fifty Thousand only)**

The Reserve Price of Property Number 10 is, **Rs 6,00,000/- (Rupees Six Lakh Only)** and EMD is **Rs 60,000/- (Rupees Sixty Thousand Only)**

The Reserve Price of Property Number 11, is **Rs 7,00,000/- (Rupees Seven Lakh Only)** and EMD is **Rs 70,000/- (Rupees Seventy Thousand Only)**

The Reserve Price of Property 12, is **Rs 13,00,000/- (Rupees Thirteen Lakh Only)** and EMD is **Rs 1,30,000/- (Rupees One Lakh Thirty Thousand only)**

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, MANGALURU
Name and address of the Borrower & Guarantor	1) M/s Hardware Centre, Vijaya Nagar Main Road, Moodabidri, Mangalore , Karnataka-574227 2) Mr.Anil Cyprian Lobo (Partner of M/s Hardware Centre), S/o Alex Lobo, Lobo Compound Near Paper Mill, Kodangalu Post, Moodbidri, Mangalore , Karnataka-574227

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	3) Mrs. Christine Lobo (Partner of M/s Hardware Centre) , W/o Alex Lobo, Lobo Compound Near Paper Mill, Kodangalu Post, Moodabidri, Mangalore, Karnataka-574227
Total Liabilities as on 31.12.2025	Rs.2,33,30,386.13(Rupees Two Crore Thirty Three Lakhs Thirty Thousand Three Hundred Eighty Six and paise Thirteen Only)
(a) Mode of auction (b) Details of auction service provider (c) Date & time of auction (d) Place of auction	Online https://baanknet.com/ 16.03.2026 Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.) "Online Electronic Bidding" through the website https://baanknet.com/
Details of properties: Property No 1 : Emt of converted land with proportionate undivided right bearing S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri, Mangalore Taluk along with Residential Apartment bearing Flat no. 101 in 1" Floor with built up area of 1150.00 Sq Ft and 5.66% undivided right in the building premises Known as "LOBO ARCADE Property No 2 : Emt of converted land with proportionate undivided right bearing S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri, Mangalore Taluk along with Residential Apartment bearing Flat no. 106 in 1 Floor with built up area of 1150.00 Sq Ft and 5.66% undivided right in the building premises Known as "LOBO ARCADE" Property No 3 : Emt of converted land with proportionate undivided right bearing Village, Moodabidri, Mangalore Taluk along with Residential S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Apartment bearing Flat no. 201 in 2 Floor	

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with built up area of 1150.00 Sq Ft and 5.66% undivided right in the building premises
Known as "LOBO ARCADE"

Property No 4: Emt of converted land with proportionate undivided right bearing
S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri,
Mangalore Taluk along with Residential Apartment bearing Flat no. 202 in 2 Floor with
built up area of 950.00 Sq Ft and 4.68% undivided right in the building premises
Known as "LOBO ARCADE"

Property No 5 : Emt of converted land with proportionate undivided right bearing
S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri,
Mangalore Taluk along with Residential Apartment bearing Flat no. 206 in 2nd Floor
with built up area of 1150.00 Sq Ft and 5.66% undivided right in the building premises
Known as "LOBO ARCADE"

Property No 6: Emt of converted land with proportionate undivided right bearing
S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri,
Mangalore Taluk along with Residential Apartment bearing Flat no. 301 in 3" Floor
with built up area of 1150.00 Sq Ft and 5.66% undivided right in the building premises
Known as "LOBO ARCADE"

Property No 7 : Emt of converted land with proportionate undivided right bearing
S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri,
Mangalore Taluk along with Residential Apartment bearing Flat no. 302 in 3 Floor with
built up area of 950.00 Sq Ft and 4.68% undivided right in the building premises
Known as "LOBO ARCADE"

Property No 8: Emt of converted land with proportionate undivided right bearing
S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri,
Mangalore Taluk along with Residential Apartment bearing Flat no. 306 in 3" Floor
with built up area of 1150.00 Sq Ft and 5.66% undivided right in the buliding premises
Known as "LOBO ARCADE"

Property No 9 : Emt of converted land with proportionate undivided right bearing
S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri,
Mangalore Taluk along with shop premises bearing 5-51-(1) with built up area of
170.00 Sq Ft on the ground floor with total plinth area measuring 2869 sqft in the
building premises Known as "LOBO ARCADE"

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Property No 10 : Emt of converted land with proportionate undivided right bearing S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri, Mangalore Taluk along with shop premises bearing 5-51-(2) with built up area of 170.00 Sq Ft on the ground floor with total plinth area measuring 2869 sqft in the building premises Known as "LOBO ARCADE" Property No 11 : Emt of converted land with proportionate undivided right bearing S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri, Mangalore Taluk along with shop premises bearing 5-51-(3) with built up area of 170.00 Sq Ft on the ground floor with total plinth area measuring 2869 sqft in the building premises Known as "LOBO ARCADE" Property No 12 : S.No. 122/1BP56 measuring 14.50 Cents situated in Marapady Village, Moodabidri, Mangalore Taluk along with shop premises bearing 5-51-(5) with built up area of 240.00 Sq Ft on the ground floor with total plinth area measuring 2869 sqft in the building premises Known as "LOBO ARCADE"	
Reserve price	The reserve price of Property Number 1, is Rs 19,00,000/- (Rupees Nineteen Lakh Only). The reserve price of Property Number 2, is , Rs 19,00,000/- (Rupees Nineteen Lakh Only) The reserve price of Property Number 3, is Rs 19,00,000/- (Rupees Nineteen Lakh Only) The Reserve price of Property Number 4 ,is Rs 16,00,000/- (Rupees Sixteen Lakh Only) The Reserve price of Property Number 5, is Rs 19,00,000/- (Rupees Nineteen Lakh Only) The Reserve price of Property Number 6, is Rs 19,00,000/- (Rupees Nineteen Lakh Only) The Reserve price of Property Number 7, is Rs 16,00,000/- (Rupees Sixteen Lakh Only) The Reserve price of Property Number 8 ,is Rs 19,00,000/- (Rupees Nineteen Lakh Only)

	The Reserve price of Property Number 9 ,is Rs 5,00000/- (Rupees Five Lakh Only) The Reserve Price of Property Number 10, is Rs 6,00,000/- (Rupees Six Lakh Only) The Reserve Price of Property Number 11, is Rs 7,00,000/- (Rupees Seven Lakh Only) The Reserve Price of Property 12, is Rs 13,00,000/- (Rupees Thirteen Lakh Only)
Earnest Money Deposit	EMD for Property Number 1, is Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only) EMD for Property Number 2, is Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only) EMD for Property Number 3, is Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only) EMD for Property Number 4, is Rs 1,60,000/- (Rupees One Lakhs Sixty Thousand only) EMD for Property Number 5, is Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only) EMD for Property Number 6, is Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only) EMD for Property Number 7, is Rs 1,60,000/- (Rupees One Lakhs Sixty Thousand only) EMD for Property Number 8, is Rs 1,90,000/- (Rupees One Lakhs Ninety Thousand only)

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	EMD for Property Number 9, is Rs 50,000/- (Rupees Fifty Thousand only) EMD for Property Number 10, is Rs 60,000/- (Rupees Sixty Thousand only) EMD for Property Number 11, is Rs 70,000/- (Rupees Seventy Thousand Only) EMD for Property Number 12, is Rs 1,30,000/- (Rupees One Lakhs Thirty Thousand only)
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.

- OTHER TERMS AND CONDITIONS OF SALE NOTICE DATED 19.02.2026
- a.

The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- b.

The property/ies will be sold above the Reserve Price.
- c.

The property can be inspected with prior permission from Authorised Officer.
- d.

Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-Auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-Auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.
- e.

The intending bidders shall deposit Earnest Money Deposit (EMD) ie 10% of the Reserve Price of each property as mentioned above in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 15.03.2026 at 5:00 PM

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- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/- (Rupees Fifty Thousand only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be Rs.50,000.00 (Rupees Fifty Thousand only) (incremental price) and time shall be extended to 05(minutes) when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Branch, Mangaluru, IFSC Code: CNRB0006296 (Branch IFSC Code).
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues

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- affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site with prior permission from Authorised Officer.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details contact , ARM Branch, Canara Bank Building, Hampankatta, Balmatta Road, Mangaluru (Phone No. 9482010646, 0824-2440469) e-mail id: cb6296@canarabank.com or/s **M/s.PSB Alliance Pvt Ltd), (ContactNo.7046612345/6354910172/8291220220/9892219848/8160 20505,Email:Support.BAANKNET@psballiance.com).**

ಕೆನರಾ ಬೆಂಕ್
For Canara Bank


ಅಧಿಕೃತ ಅಧಿಕಾರಿ / Authorised Officer
ಎ ಆರ್ ಎಂ ಶಾಖಾ, ಮಂಗಲೂರು
ARM Branch, Mangaluru

Place : Mangaluru
Date : 19.02.2026


AUTHORISED OFFICER
CANARA BANK



THE
GREAT BRITISH

THE GREAT BRITISH